

CITY OF MINNEAPOLIS

# At a Glance: ECCO Neighborhood

Department of Regulatory Services

December 08, 2014



# Glossary

## Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

## Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
  - It is vacant and boarded for more than 60 days
  - It is determined to be unsafe
  - An inspector cites specific hazards
  - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
  - Utilities to it have been discontinued or
  - There is a housing hygiene problem as determined by the Housing Inspections Department.

## COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

## Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

## PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

## VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
  - Condemned requiring a code compliance inspection
  - Unoccupied and unsecured for five days or more
  - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
  - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
  - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
  - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

# ECCO Profile

as of 12/04/14

## Total Parcels

Parcels w/ land use detail	964
Rental licenses	268
Parcels with Rental Licenses	270
Rental units	735
Average rental units	2.72
Rentals / total residential	36.75%

## All violations & police calls

<u>Parcels</u>	<u>Violations</u>
Interior violations	64
Exterior violations	49
Fire violations	33
Nuisance violations	49
All violations	141
Total police calls	262

## Parcels with Serious Flags

<u>Past 2 years</u>	<u>Current</u>
VBR	00
Condemned	00
Illegal Occupancy	11
PPU	00
Good Cause 7+ scores	00
COP	02
Abate list	14 (6 months)

## Rental Licenses by

<u>Unit Count</u>	<u>Count</u>	<u>%</u>	<u>%</u>
1	153	56.90%	56.90%
2	71	26.40%	83.30%
3	16	5.94%	89.24%
4-5	12	4.46%	93.70%
6-10	6	2.23%	95.93%
11-15	3	1.12%	97.05%
16-20	0	0.00%	97.05%
21-30	3	1.12%	98.17%
31+	5	1.83%	100.00%
<b>Grand Total</b>	<b>269</b>	<b>100.0%</b>	<b>100%</b>

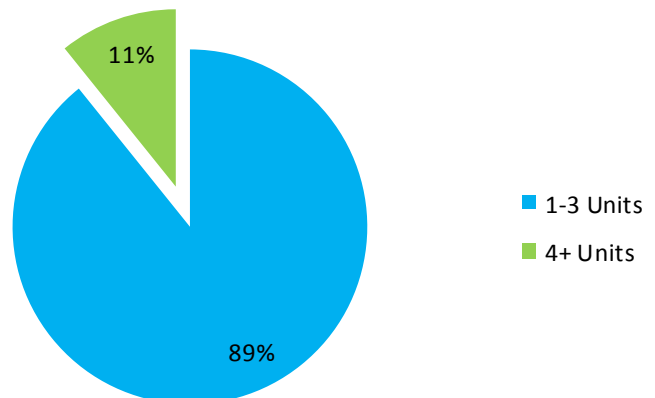
## Land Use Assessor

### (when descriptions available)

<u>Count</u>	<u>%</u>
Vehicle Related Use	00
*Group Residence	01
*Mixed Comm., Res, Apt.	08
Office	10
Retail	15
Institution, School, Church	02
Comm. Work Shop	00
Comm. Area	02
Industrial warehouse/factory	00
Bar, Restaurant, Club, Entertain.	02
Utility	00
Public Accommodations	00
*Multi Family (Residential)	215
*Single Family (Residential)	570
Sport or Recreation Facility	01
Garage or Misc. Residential	121
Misc. Commercial	01
Vacant Land	16
<b>Grand Total</b>	<b>964</b>

\*Includes Residential Use

## Rental License Breakdown by Paid Units



# ECCO Demographic Profile

ECCO Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	2502	166	2336	1261	1240	1353	1268	86
Percentage	100.0%	6.6%	93.4%	50.4%	49.6%	100.0%	93.7%	6.4%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other Race	Two or More Races
Number	2265	44	10	0	110	0	72
Percentage	90.5%	1.8%	0.4%	0.0%	4.4%	0.0%	2.9%

Data Source:	2008-2012 American Community Survey					2008-2012 American	2008-2012 American			
Category:	Education					Language	Income			
	Less than a high school degree	High school degree	Some College or Associates Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	107	72	400	782	506	2250	198	484	301	512
Percentage	6%	4%	21%	42%	27%	92%	8%	37.3%	23.2%	39.5%

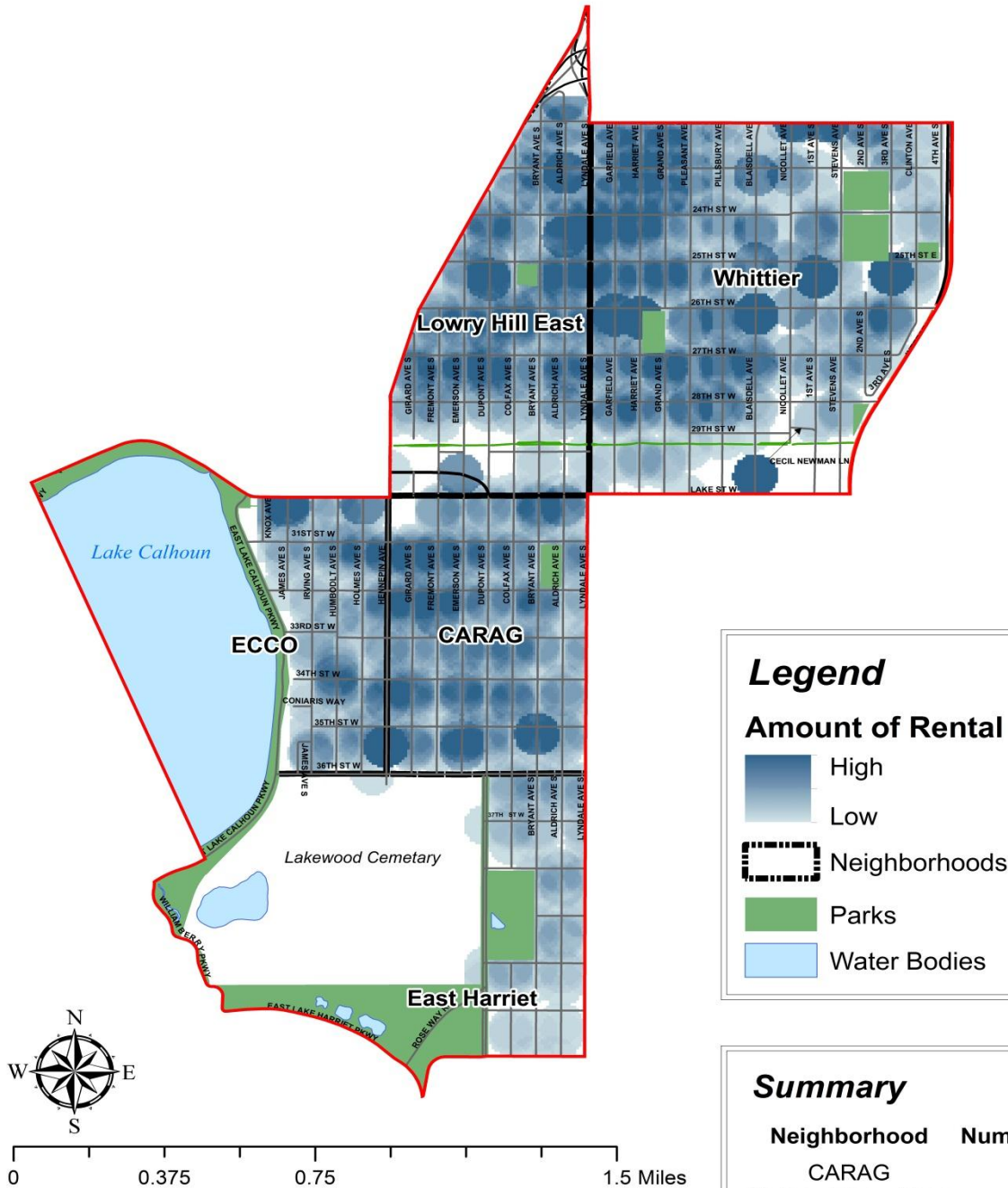
## Notes:

The Census & American Community Survey data was compiled by MN Compass

## Websites:

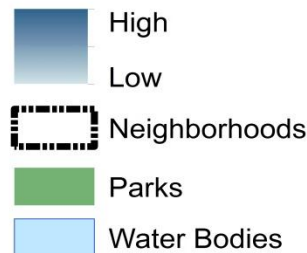
<http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>  
 MN Compass

# Ward 10 Rental Properties



## Legend

### Amount of Rental Properties



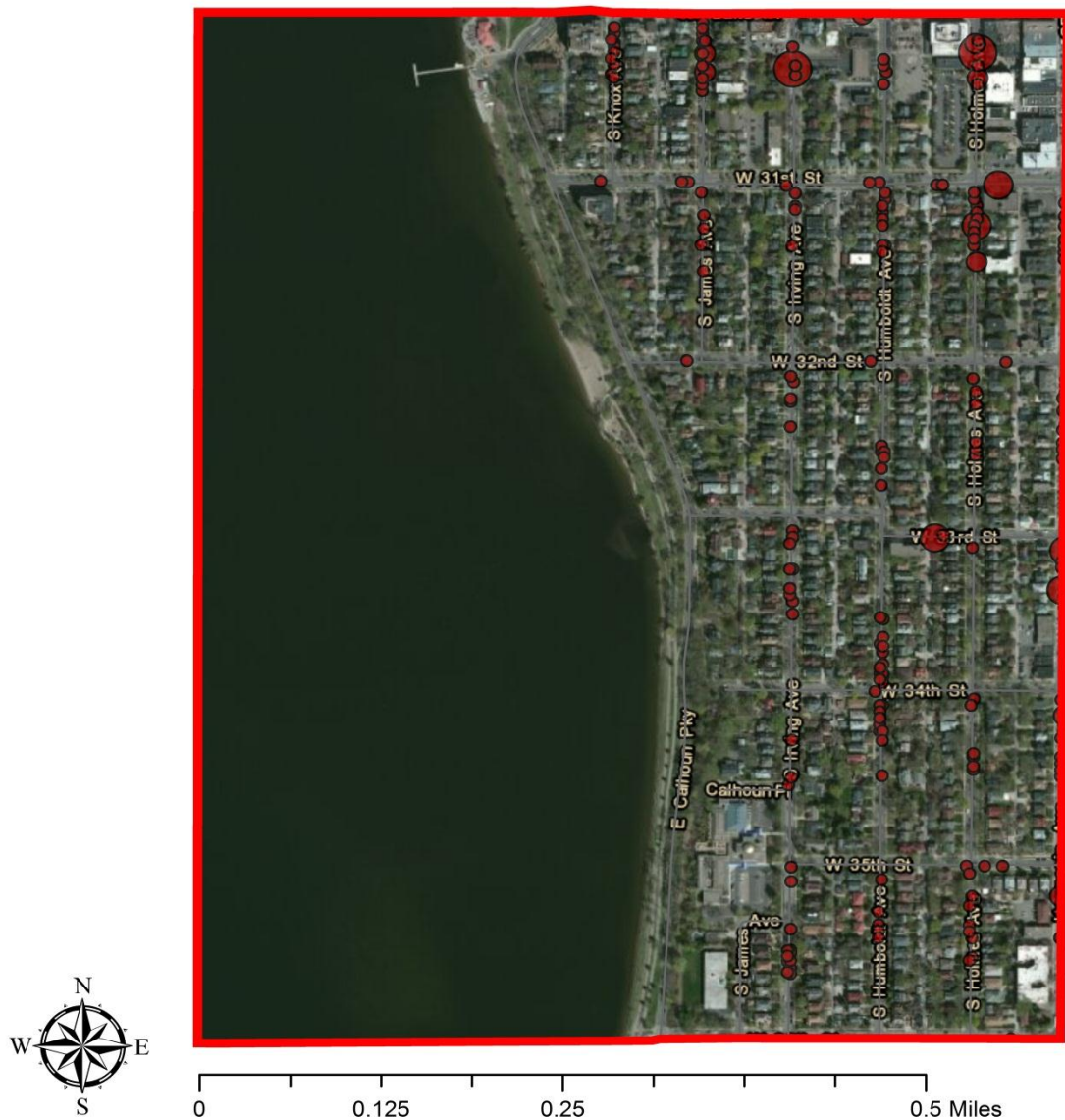
## Summary

Neighborhood	Number of Rentals
CARAG	511
Cedar - Isles - Dean	0
East Harriet	104
ECCO	262
Lowry Hill East	518
West Calhoun	0
Whittier	1051
<b>Ward 10 Total:</b>	<b>2446</b>



Created by the  
City of Minneapolis  
Regulatory Services  
Glendon Haslerud - Intern  
December 18, 2014

# ECCO Rental Properties



## Summary

Neighborhood	Number of Rentals
ECCO	262
<b>Ward 10 Total:</b>	<b>2446</b>

## Legend

### Paid Rental Units

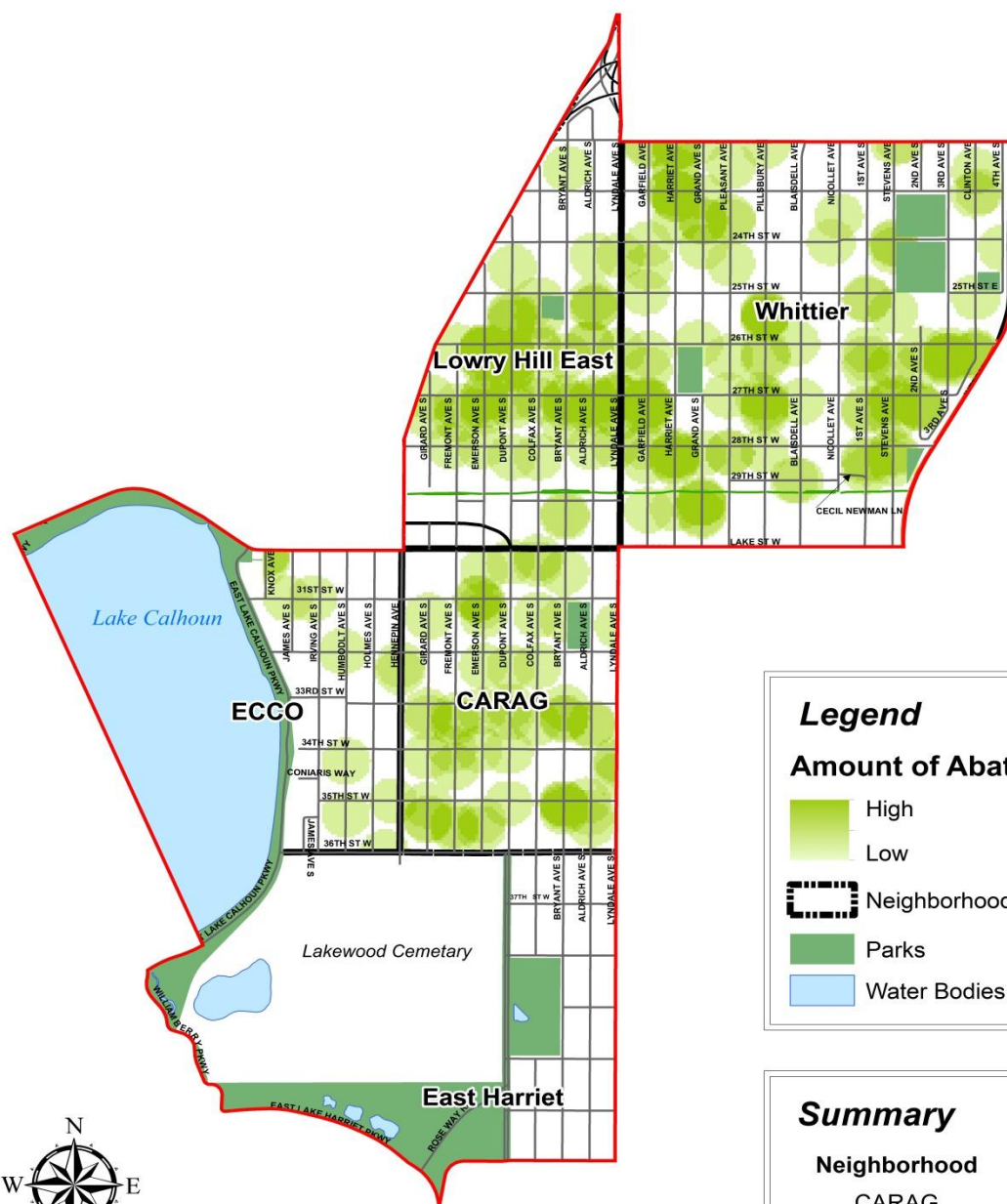
- 1-7
- 7-17
- 17-37
- 37-109
- 109-223



Created by the  
City of Minneapolis  
Regulatory Services  
Glendon Haslerud - Intern  
December 18, 2014



# Ward 10 Abate List Properties



## Legend

### Amount of Abate List Properties

- High
- Low
- Neighborhoods
- Parks
- Water Bodies

## Summary

Neighborhood	Number of Abate List Properties
CARAG	52
Cedar - Isles - Dean	0
East Harriet	0
ECCO	12
Lowry Hill East	62
West Calhoun	0
Whittier	116
<b>Ward 10 Total:</b>	<b>242</b>

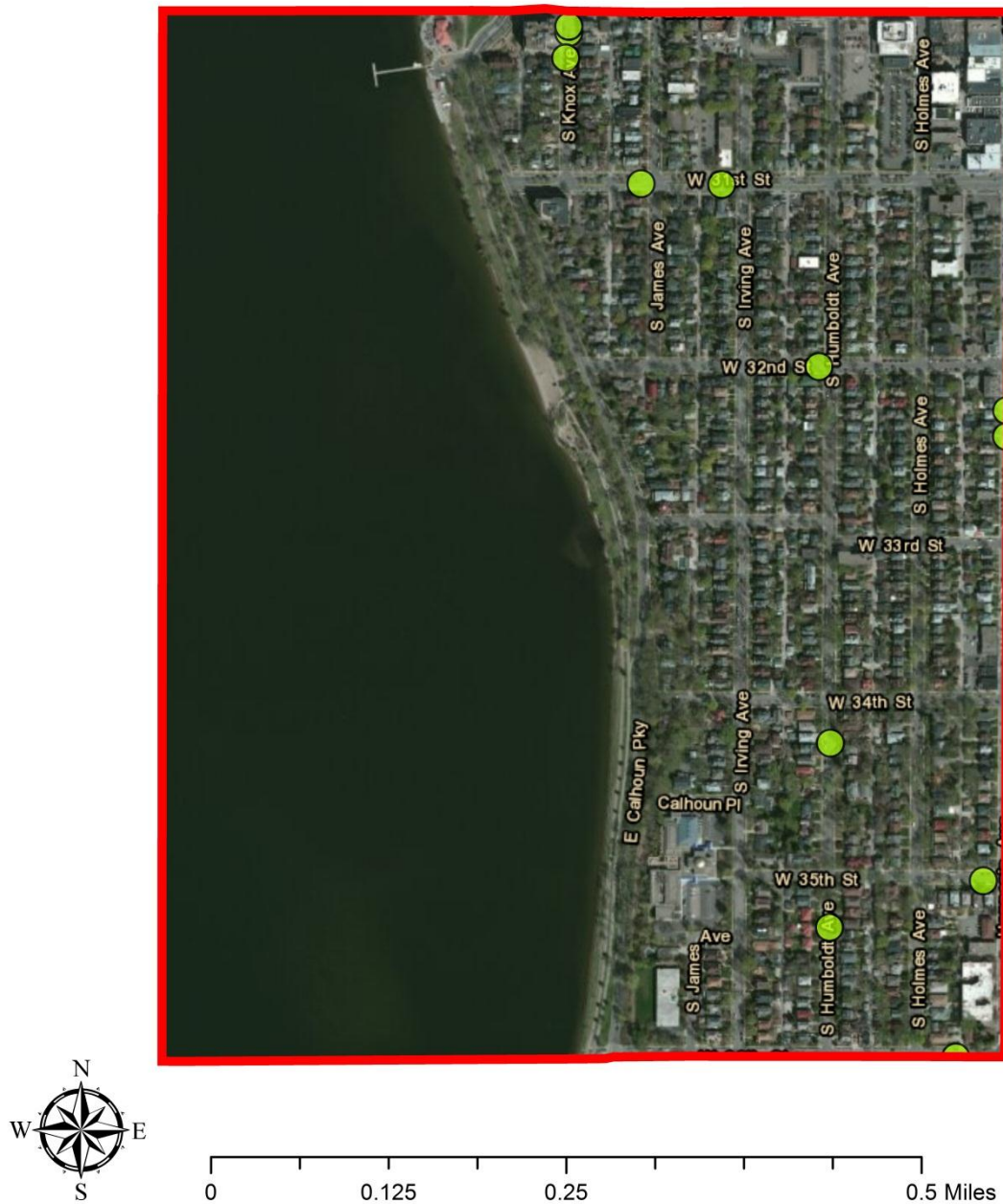


0 0.375 0.75 1.5 Miles



Created by the  
City of Minneapolis  
Regulatory Services  
Glendon Haslerud - Intern  
December 18, 2014

# ECCO Abate List Properties



## Summary

Neighborhood	Number of Abate List Properties
ECCO	12
<b>Ward 10 Total:</b>	<b>242</b>

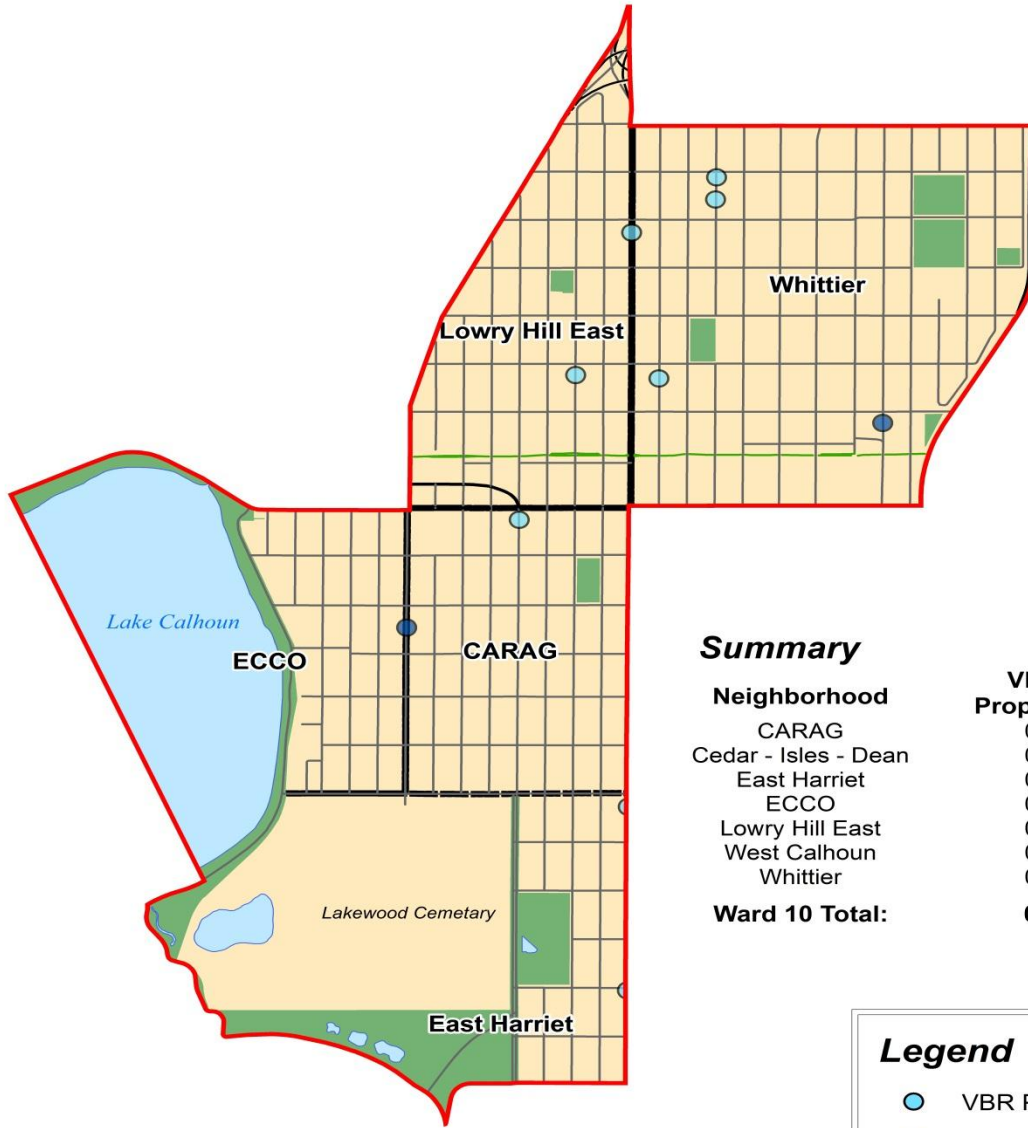
## Legend

 Abate List Properties

Created by the  
City of Minneapolis  
Regulatory Services  
Glendon Haslerud - Intern  
December 24, 2014



# Ward 10 Condemned and Vacant (VBR) Properties



## Summary

Neighborhood	VBR Properties	CON & VBR Properties
CARAG	01	01
Cedar - Isles - Dean	00	00
East Harriet	02	00
ECCO	00	00
Lowry Hill East	02	00
West Calhoun	00	00
Whittier	03	01
<b>Ward 10 Total:</b>	<b>08</b>	<b>02</b>

## Legend

- VBR Properties
- Condemned & VBR Properties
- Neighborhoods
- Parks
- Water Bodies

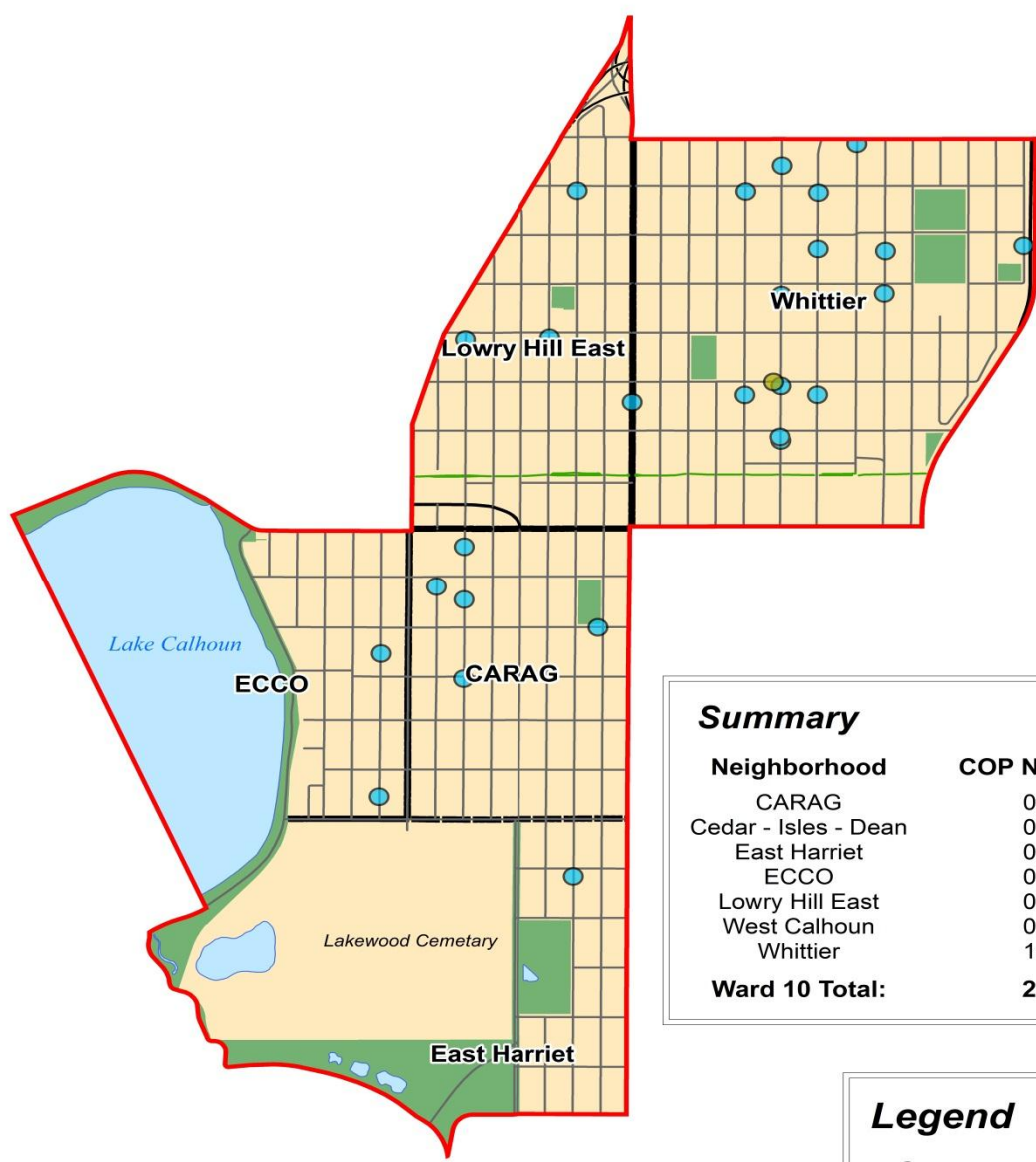


0 0.375 0.75 1.5 Miles



Created by the  
City of Minneapolis  
Regulatory Services  
Glendon Haslerud - Intern  
December 18, 2014

# Ward 10 Conduct on Premise (COP) & Problem (PPU) Properties



### Summary

Neighborhood	COP Notices	PPU Properties
CARAG	05	00
Cedar - Isles - Dean	00	00
East Harriet	01	00
ECCO	02	00
Lowry Hill East	04	00
West Calhoun	00	00
Whittier	14	01
<b>Ward 10 Total:</b>	<b>26</b>	<b>01</b>

### Legend

- PPU Properties
- COP Properties
- Neighborhoods
- Parks
- Water Bodies

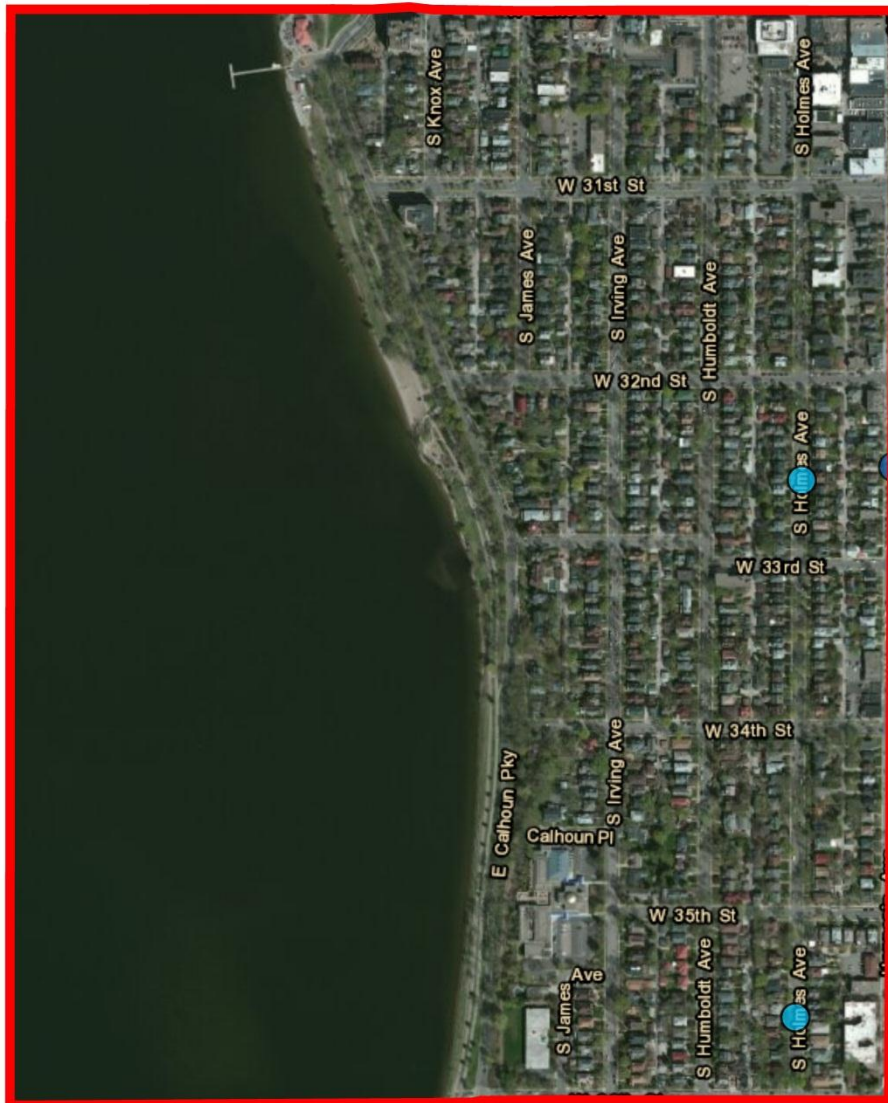


0 0.375 0.75 1.5 Miles



Created by the  
City of Minneapolis  
Regulatory Services  
Glendon Haslerud - Intern  
December 18, 2014

# ECCO Conduct on Premise (COP) Properties



0 0.125 0.25 0.5 Miles

## Summary

Neighborhood	COP Notices	PPU Properties	VBR Properties	CON & VBR Properties
ECCO	02	00	00	00
<b>Ward 10 Total:</b>	<b>26</b>	<b>01</b>	<b>08</b>	<b>02</b>

## Legend

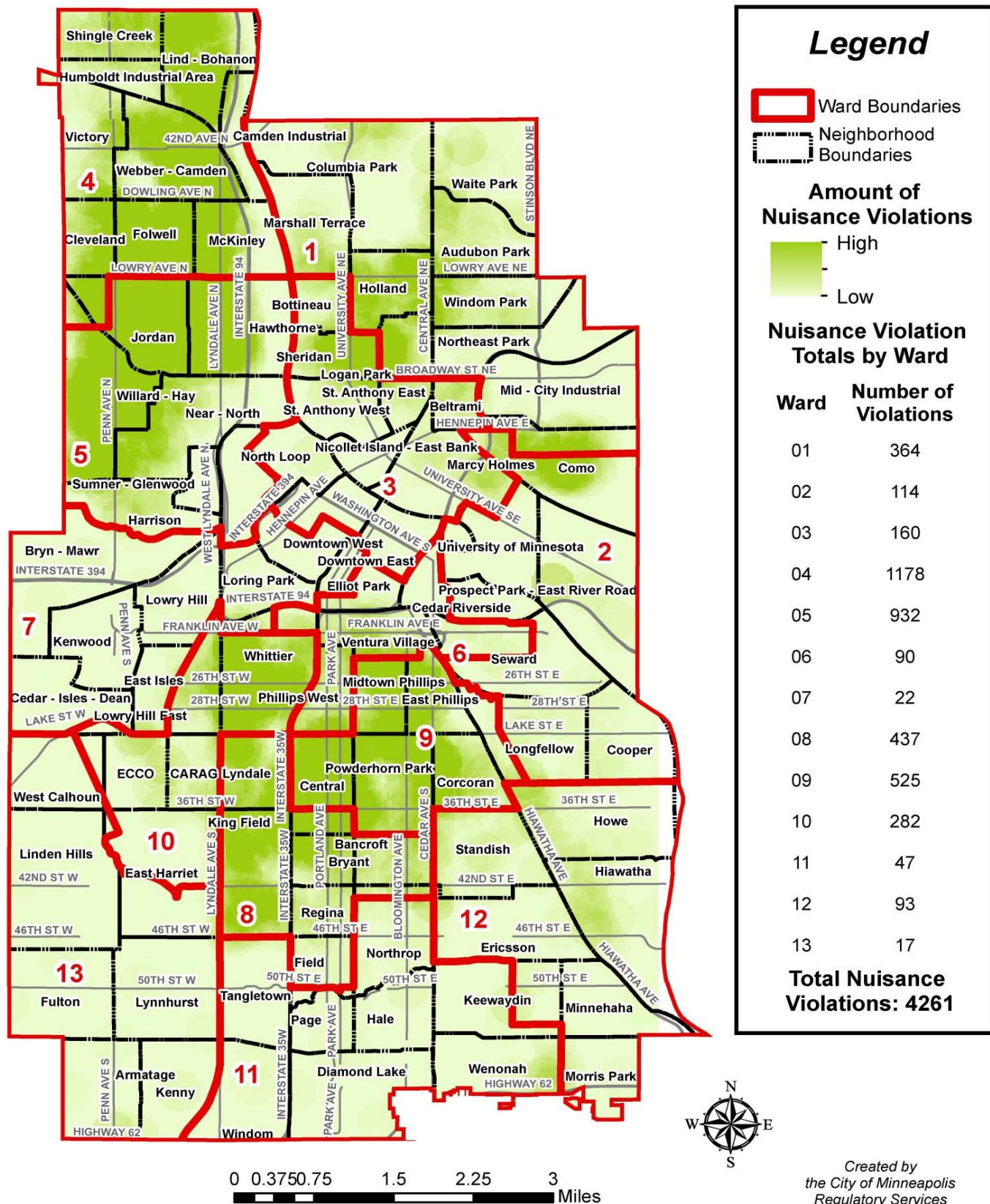
 COP Properties



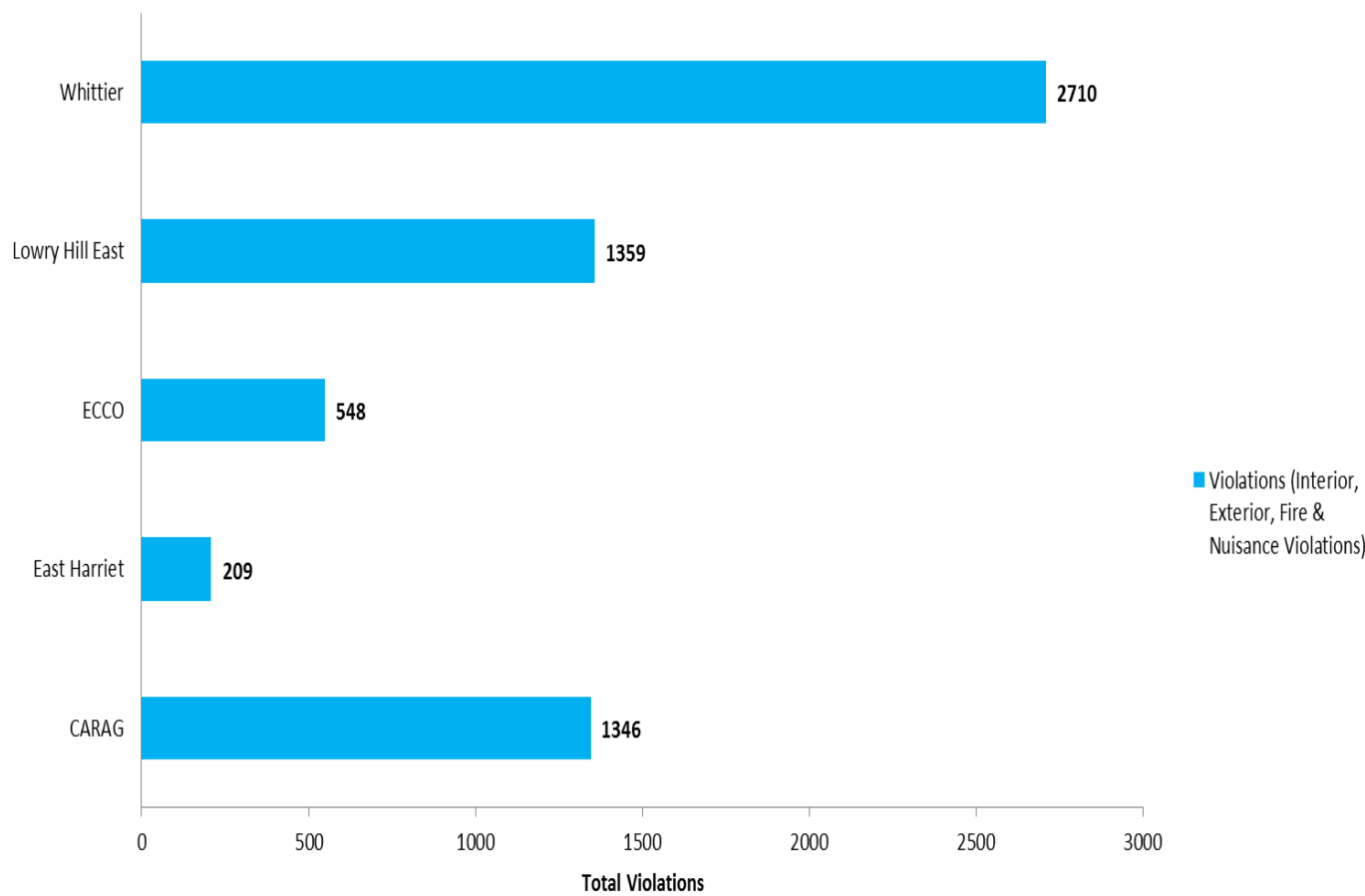
Created by the  
City of Minneapolis  
Regulatory Services  
Glendon Haslerud - Intern  
December 24, 2014



# Nuisance Violations by Ward & Neighborhood – through Q2 2014

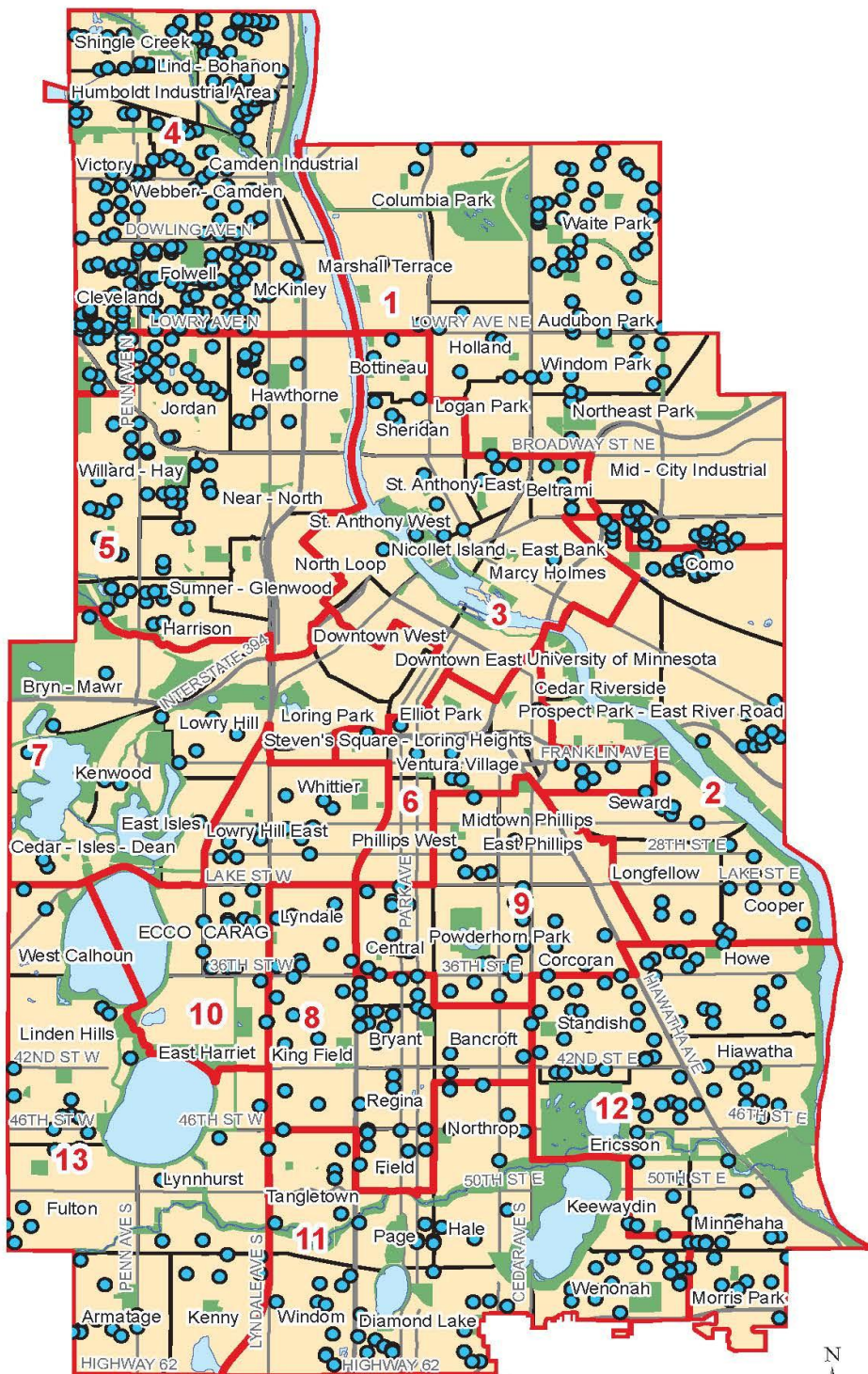


# Ward 10 Violations (last 2 years)





# Citywide Rental License Conversions in 2013



## Legend

- Rental License Conversions

## Rental License Conversions by Ward

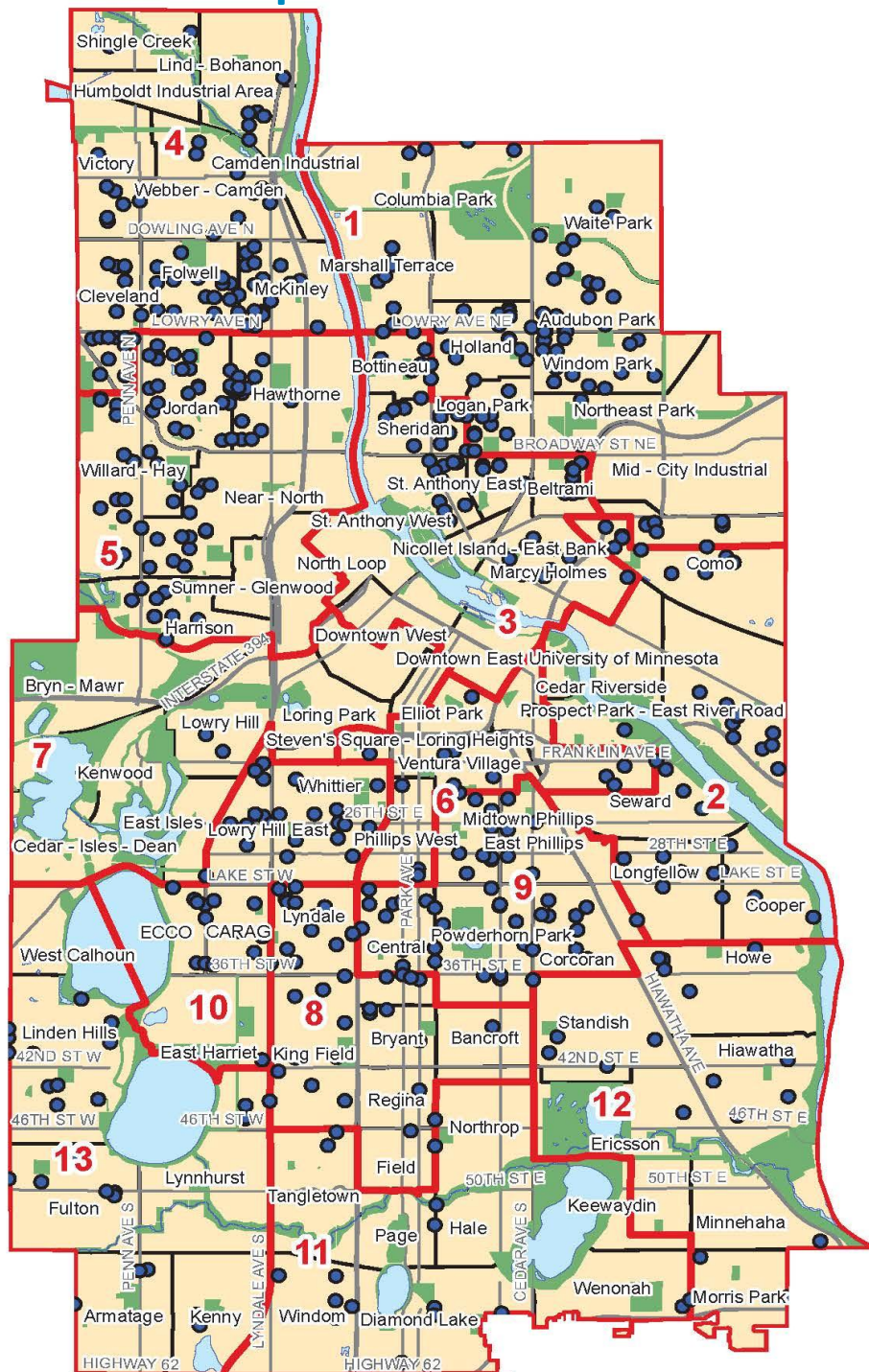
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

**Total Properties: 802**

\*6 Properties could not be identified

Created by the  
City of Minneapolis  
Regulatory Services  
May 16, 2014

# Citywide Rental License Change of Ownerships in 2013



## Legend

- Rental License
- CHOWN Properties

## Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

**Total Properties: 541**

\*1 Properties could not be identified

Created by the  
City of Minneapolis  
Regulatory Services  
May 16, 2014



# Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
  - Includes disaggregated data analytics
  - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
  - Define metrics and indicators based on actual expressed need of stakeholders
  - Increase push of data externally

## **Contact us:**

Nuria Rivera-Vandermyde  
Director

[Nuria.Rivera-Vandermyde@minneapolismn.gov](mailto:Nuria.Rivera-Vandermyde@minneapolismn.gov)  
(612) 673-3726

## **To reach our inspections divisions, contact:**

Joann Velde

Deputy Director, Housing Inspections Services

[Joann.Velde@minneapolismn.gov](mailto:Joann.Velde@minneapolismn.gov)

Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

[michael.rumppe@minneapolismn.gov](mailto:michael.rumppe@minneapolismn.gov)

Residential inspections for multifamily (4+) buildings

## **To reach our data analysts, contact:**

Noah Schuchman

Deputy Director, Operations & Business Improvement

[Noah.Schuchman@minneapolismn.gov](mailto:Noah.Schuchman@minneapolismn.gov)

(612) 673-2781

## **Visit our Website:**

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by  
partnering with residents,  
neighborhoods and businesses to  
make the city safer, healthier and  
more inviting to all.*

## **Department includes:**

Housing Inspection Services/PPU  
Fire Inspection Services  
Traffic Control  
Animal Care and Control